

BERNALILLO COUNTY PLANNING COMMISSION



AGENDA

Wednesday, March 6, 2013
Albuquerque/Bernalillo County Government Center
Vincent E. Griego Chambers
Concourse Level II
9:00 a.m.

Members

George Castillo, Chair
Linda Barbour, Vice-Chair
Joe Chavez

Lenton Malry
Toby Atencio

Bernie S. Sanchez
Steven Becerra

IF NECESSARY THE COMMISSION MAY RECESS FOR LUNCH

1. Call to Order.
2. Additions and/or Changes to the Agenda.
3. Approval of the February 6, 2013 County Planning Commission Minutes

DEFERRALS

4. CZ-20120005 Myers Oliver and Price, P.C., agent for David and Pamela Montoya, requests approval of a zone change from R-1 and C-1 to C-1 on a portion of Lot A, Lands of Orazio and Ferminia Primavera located at 8935 4th Street NW, approximately 500 feet north of Ortega Road, zoned R-1 and C-1, containing approximately 1.10 acres. (C-15) (DEFERRED FROM THE NOVEMBER 7, 2012 PUBLIC HEARING)

ACTION:

DEFERRED TO THE MAY 1, 2013 HEARING

5. CSU-20130006 R2 Architectural Design and Consulting, agent for Robert and Roberta P. Ponto, Ron Savage and JMS and Holton B&C, requests a Special Use Permit for an RV Park and Campground on Tracts K-2 and K-3 Lands of Canyon Investment Company, located at 846 New Mexico 333, Tijeras, zoned A-2 with a Special Use Permit for a Trailer Court and the Storage of Recreational and Damaged Vehicles and containing approximately 36.23 acres. (H-31) (DEFERRED FROM THE JANUARY 9, 2013 PUBLIC HEARING)

ACTION:

RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF A SPECIAL USE PERMIT FOR AN RV PARK AND CAMPGROUND

6. CSU-20130004 Mark Goodwin & Associates, P.A. agent for AIM Management Corporation, requests a Special Use Permit for a Planned Development Area for a 20 acre Tract in the Town of Atrisco Grant within West ½ of the Southwest ¼ of Section 10, Township 9 North, Range 2 East, located at 3620 Grace Vigil Road SW, zoned A-1 and containing approximately 20 acres. (P-10) (DEFERRED FROM THE JANUARY 9, 2013 PUBLIC HEARING)

ACTION:

RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AREA FOR A 20 ACRE TRACT

7. CSU-20130002 Miller and Associates, agent for Pfam-Zam, LLC., requests a Special Use Permit for a Winery, Art Gallery and a Single Family Dwelling on Lots 3-C, 4-A, 4-B and 5, Alameda Trail Subdivision, located at 529 Rohan Rd. NW, zoned R-1 and containing approximately 4.00 acres. (B-15) (DEFERRED FROM THE JANUARY 9, 2013 PUBLIC HEARING)

ACTION:

DEFERRED TO THE JULY 3, 2013 HEARING

BOARD OF ADJUSTMENT

8. BA-20130002/
ZA-20120161 Dr. Roy and Chitra Sameer appeals the Zoning Administrator's decision in denying a conditional use to allow a School (Day Programs for adults with disabilities) on Lot 1 Block 8 Tract 3 Unit 1 North Albuquerque Acres, located at 10300 Alameda Blvd. NE, zoned A-1, containing approximately .78 acres. (Original request submitted by Dr. Roy and Chitra Sameer) (C-21).

ACTION: **DENIED THE APPEAL, THEREBY UP HOLDING THE ZONING ADMINISTRATOR'S DECISION IN DENYING A CONDITIONAL USE TO ALLOW A SCHOOL (DAY PROGRAMS FOR ADULTS WITH DISABILITIES)**

9. BA-20130003/
ZA-20120159 Larry Dixon appeals the Zoning Administrator's decision in approving a conditional use to allow an accessory building in excess of 600 square feet in area (1440 sq. ft. Garage) on Lot 7-B-1 and a portion of Lot 7-C Extension of Holmen Acres, located at 818 Guadalupe Cir. NW, zoned R-1, containing approximately .61 acres. (Original request submitted by James E. Schutz) (B-15)

ACTION: **DENIED THE APPEAL, THEREBY UP HOLDING AND MODIFYING THE ZONING ADMINISTRATOR'S DECISION IN APPROVING A CONDITIONAL USE TO ALLOW AN ACCESSORY BUILDING IN EXCESS OF 600 SQUARE FEET IN AREA (1210 SQ. FT. GARAGE)**

NEW REQUESTS

10. ZTC-20130001 Bernalillo County proposes text changes to the Comprehensive Zoning Ordinance in order to clarify existing language within the ordinance, eliminate unnecessary terms, and offer administrative relief opportunities for certain types of activities.

ACTION: **DEFERRED TO THE APRIL 3, 2013 HEARING**

11. SPR-20130001 The Bernalillo County Planning Department in cooperation with the City of Albuquerque is proposing to update the Albuquerque/Bernalillo County Comprehensive Plan. This update will incorporate new demographic data and plans that have already been fully vetted by the public and formally adopted by the Board of County Commissioners.

ACTION: **RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL TO UPDATE THE ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN**

North West Mesa

12. CSU-20130009 Garrett Development Corporation, agent for Western Albuquerque Land Holding LLC, requests a Special Use Permit for a Public Utility Facility (Water Reservoir) on proposed Tract A-2, Northwest Tract, within the Town of Atrisco Land Grant, sections 20 and 21, T10N, R1E, approximately 2 miles west of Atrisco Vista Boulevard, zoned A-1 and containing approximately 6.67 acres (K-3).

ACTION: **RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF A SPECIAL USE PERMIT FOR A PUBLIC UTILITY FACILITY (WATER RESERVOIR)**

South Valley

13. CZ-20130003 Bill Smith, agent for David & Jerry Staehlin, requests a zone change from A-1 to R-1 on Tract 263A and 263B MRGCD Map No. 41 in Section 30, T10N, R3E, located at 1054 and 1058 Sunset Rd. SW, zoned A-1 and containing 5.09 acres (L-13).

ACTION: **RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF A ZONE CHANGE FROM A-1 TO R-1**

14. CSU-20130008 Garcia/Kraemer & Associates, agent for Veronica Pedroncelli, Theresa Telles, & Dolores Herrera, requests a Special Use Permit for a School Bus Operation, Parking, Office, and a Caretaker Quarters on a tract of land in the SE ¼, SE ¼, SW ¼ of Section 25, T10N, R2E, located at 1325 Foothill Drive SW, zoned A-1 and containing 8.85 acres (L-11).

ACTION:

**RECOMMEND TO THE BOARD OF COUNTY
COMMISSIONERS APPROVAL OF A SPECIAL USE
PERMIT FOR A SCHOOL BUS OPERATION, PARKING,
OFFICE, AND A CARETAKER QUARTERS**